

TWO C-2 ZONED COMMERCIAL PARCELS

Corner of IL Route 15 & Jefferson Rd., Belleville, IL 62221

FOR
SALE



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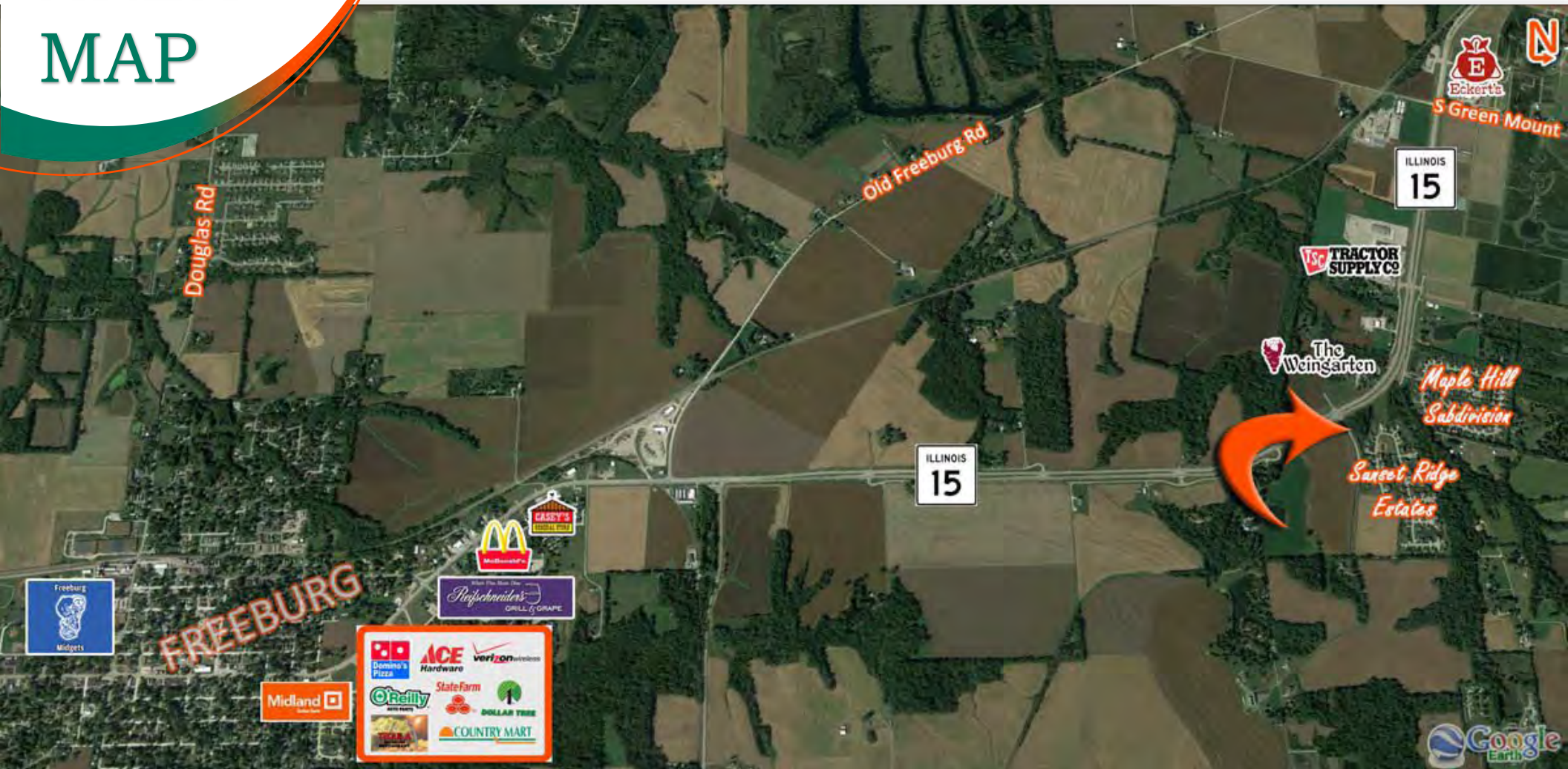
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Tony Smallmon
C: 618.407.4240
TonyS@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- Total of 2.84 Acres for Sale
 - 2.15 Acre Parcel
 - 0.69 Acre Parcel
- 13,800 ADT on IL Route 15
- 716' of Frontage (both parcels combined)
- All Utilities on Site

REDUCED SALE PRICE: \$299,900

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Listing No: 2126**Total Acres Available:** 2.84**Min Divisible Acres:** 0.69**Land**Route 15 & Jefferson Rd
Belleville, IL 62221**LAND MEASUREMENTS:****Acres:** 2.84
Frontage: 716 FT
Depth: IRR FT
Subdivide Site: Yes**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$299,900
Sale Price/Acre: \$105,599
Sale Price/SF: \$2.42**TRANSPORTATION :****Interstate:** I-255
Rail: No
Barge: No
Airport: MidAmerica St. Louis**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

Two Parcels for Sale; Will Divide. 2.15 and 0.69 Acres. Zoned C-2 Commercial. Situated on the corner of IL Rt. 15 & Jefferson Road with 13,800 ADT. 716' of Frontage on IL Route 15. All Utilities are On Site.

PROPERTY INFORMATION:**Parcel No:** 14060300045/14060400011
County: St. Clair
Zoning: C-2
Zoning By: City of Belleville
Complex:**TIF:** No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,035.00
Tax Year: 2018
Traffic Count: 13,800
Topography: Flat**UTILITY INFORMATION****Water Provider:** City of Belleville
Sewer Provider: City of Belleville
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider:
Service:
Location: On Site**Listing Broker(s)**Tony Smallmon
Office: (618) 277-4400
tonys@barbermurphy.com
Cell: (618) 407-4240